



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

FCU 10-13

CONDITIONAL USE PERMIT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 700-

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Recreational facilities, low-impact

OWNER(S) OF RECORD:

Name: Cindy Marvin Phone: 752-3078
Mailing Address: 290 W. Valley Dr
City, State, Zip Code: Kalispell, MT 59901
Email: _____

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Tanner Marvin Phone: 257-4161
Mailing Address: 1775 W. Valley Dr 249-6145 (Rachel)
City, State, Zip Code: Kalispell, MT 59901
Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 1669 W. Valley Dr, Kalispell S 27 T 29 R 22
Subdivision
Name: Assessor # 0310050 Tract _____ Lot _____ Block _____
No(s). _____ No(s). _____ No. _____

1. Zoning District and Zoning Classification in which use is proposed:

AG-80 Agricultural

2. Attach a plan that includes drawings & texts of the affected lot and how the following items correspond to it:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space
- (2) adequate access
- (3) absence of environmental constraints



B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme
- (2) traffic circulation
- (3) open space
- (4) fencing, screening
- (5) landscaping
- (6) signage
- (7) lighting

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer
- (2) water
- (3) storm water drainage
- (4) fire protection
- (5) police protection
- (6) streets

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation
- (2) noise or vibration
- (3) dust, glare or heat
- (4) smoke, fumes, gas, or odors
- (5) inappropriate hours of operation

3. The following proposed uses shall meet additional requirements as outlined in the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____

Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Jeffrey A. Mann
Applicant Signature

*Sec/Treas
Grasswiler Dairy Inc*

May 28, 2010
Date

MAY 28 2010

2 A- See attached map.

2 B- See attached map.

(7) The track will never operate in the dark hours therefore we have no lighting.

2 C-

(1) There will be a minimum of four stationary outhouses throughout the property.

(2) Numerous hydrants throughout the property

(3) Ditch lines surrounding property

(4) West Valley Fire District and 911

(5) Volunteer Search and Rescue

(6) The main road to this area is West Valley Drive off of Reserve Street. There is also access thru Stillwater Road if need be.

2 D-

(1) The use of the property meets low-impact traffic requirements, and is able to use two roads for exits and entries

(2) Dirt bikes and ATV's are required to have silencers which averages the sound level to be at 93 dB which is below the State regulations. During races there is a strictly enforced "quiet time" from 10 PM to 6 AM. During practice there will be no noise after 8 PM.

(3) All dust is kept under control with water hydrants and water trucks used numerous times a day.

(4) Not applicable.

(5) Operation hours are Saturday 10am-6pm and Tuesday and Thursday 3:30pm-8pm during school year. During the summer Saturday will remain the same and Tuesday and Thursday will change to 10am-6pm.

MAY 28 2010